



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
UPCOMING HEARINGS
NOTICE

A public hearing will be held by the MARSHFIELD ZONING BOARD OF APPEALS at Marshfield Town Hall 870 Moraine Street Marshfield, MA, in Hearing Room 2, on **Tuesday, AUGUST 26, 2014 at 7:30 p.m.** to consider the Following:

#14-55: WENDYS OLD FASHIONED Hamburgers of NY, Inc.: Petitioner is seeking a Site Plan Approval, in accordance with Section 12.02 of the Marshfield Zoning Bylaws to modify the appearance of the exterior building without changing the footprint, the parking, the lighting or the traffic pattern that currently exists on the property located at 730 Plain Street, Marshfield, which is identified on the Assessors' Map as D10-01-13, and is located in a B-2 zoning district.

#14-56: Bell Atlantic Mobile of Massachusetts, Corp., LTD, d/b/a Verizon Wireless: Petitioner is seeking Site Plan Approval, in accordance with Section 12.02 of the Marshfield Zoning Bylaws, to install one equipment shelter, 12' x 16' on an elevated platform, located on an expanded fenced compound with a natural gas-powered emergency generator on the steel platform, and installation of 12 antennas on the existing monopole and 6 remote radio heads at a height of 43' above ground level on the 66' tower, on the property located at 969 Ocean Street, which is identified on the Assessors' Map as parcel K10-19-03A and is located in the B-3 zone.

#14-57: Daniel J Quirk, Manager, John Raymond Realty Associates, LLC: Petitioner is seeking a Site Plan approval in accordance with Section 12.02 and a Special Permit in accordance with Section 10.12 of the Marshfield Zoning Bylaws to expand a pre-existing, non-conforming use and structure to install above-ground storage fuel tanks and a private on-site fueling station make a determination that the expansion is not substantially more detrimental to the neighborhood and is consistent with the historic use of the property on the parcel located at 955 Plain Street, which is identified on the Assessors' Map as parcel C10-02-04A and is located in the I-1 zoning District.

#14-58: Steven & Sandra Johnson: Petitioners are seeking a Special Permit in accordance with Section 10.12 and / or a Variance in accordance with Section 10.11 of the Marshfield Zoning Bylaws, to raze the existing dwelling and to reconstruct a new home, using the same footprint as the current dwelling which is non-conforming to the setbacks and to allow for the existing 5' x 6' aluminum porch awning to be replaced with a 5' x 8' permanent large gable that will encroach further into setback, but will not extend further than the existing front step landing on the property located at 34 Cricket Lane, which is identified on the Assessors' Map as K11-09-07 and is located in an R-3 zone.

Please note: the following hearings were opened on July 8, 2014, but due to the lack of a quorum, all were continued without testimony to August 26th:

#14-46: James Kilroy, 210 Pilgrim Road, J13-01-03, R-3

#14-47: Phyllis Palmer and Meg Broughton, 133 Arnold Road, M07-15-10, R-3

#14-48: K-Katies, 1899 Ocean Street, Unit K, H07-04-18A, B-1

#14-42: Elizabeth Normanly, 158 Arnold Road, M08-03-11 R-3

Paul M. Younker

Kevin P. McMahon

Joseph E. Kelleher

Mark A. Ford

Lynne Fidler

Francis X. Hubbard

Heidi Conway